

## Village of Cold Spring

### Board of Trustees Workshop

April 10, 2014

The Board of Trustees of the Village of Cold Spring held a workshop on Tuesday, April 10, 2014 at 7:30 p.m. at the Cold Spring Fire House, Main Street, Cold Spring, NY.

Attending were Mayor J. Ralph Falloon, Trustees Bruce Campbell, Charles Hustis III, Stephanie Hawkins, Michael Bowman and Cathryn Fadde along with Chuck Voss, Planner and Attorney Anna Georgiou.

Also in attendance were Paul Guillaro, Matt Moran and Attorney Steve Barshov; Planning Board members, Barney Molloy, Anne Impellizzeri and James Pergamo along with Village residents.

Anna Georgiou, Esq. presented the changes put forth in the “updated” version of the **B4A Zoning** code to the Board brought about by the Planning Board’s recommendations. After discussion with all present at this meeting, the following changes were made:

#### Section 2. Amendment of Code

There was discussion regarding the definition of senior housing and age restrictions.

4 A footnote shall be added to Village Code §134-4 stating that the change in zoning of the property described in this Local Law from B-4 to B-4A and B-4 to R-1 is conditioned upon and shall commence and be effective upon approval of a site plan that substantially conforms to the annexed concept plan.

(e) the “Gateway Park Area” depicted on the concept plan shall not be decreased by more than 10% and shall not be included in any calculation of senior resident community space.

#### 5 Village Code Section §134-15

##### A. Site plan review and approval.

...The Planning Board shall be authorized to determine that all requirements of this chapter have been met, including any additional requirements referenced in § 134-4 and standards required for special use permits under §134-16B and E with the Planning Board having sole authority to apply appropriate standards and safeguards in accordance with 134-16E(4) and additional standards under §134-16G for senior citizen housing in the **B4A zoning district.**

##### B Permitted uses.

(12) Coffee shop or luncheonette, with counter service and customer seating for a maximum of 15 customers and not exceeding 750 square feet, only permitted if in connection with a mixed use development.

##### E Maximum permitted.

(1) Building height. Stories: two and one-half (2.5); Feet: thirty-five (35).

E(1) Second sentence was removed as follows: ~~A specific building’s height may be increased to three stories, forty-five (45) feet, if that building’s footprint is reduced by at least 25%.~~

F. Supplementary regulations applying to B-4A Medical and Health Care Facility Mixed Use District.

(7) Parking - fourth paragraph: REMOVED

~~Parking may be provided offsite, so long as it is located within 500 feet of property within the B-4A District.~~

Mr. Guillaro and his team stated that they had no problem with the present B4A Zoning code. They feel that the proverbial ball is now in the court of the Planning Board.

There will be a public hearing on April 29<sup>h</sup> at Haldane Central School in the music room for input to the changes.

**Public Comment:**

Public comment regarding the B4A code is reflected in the above noted changes.

It was suggested that Mr. Guillaro provide a 3 dimensional work up of the concept plan to enable the public to get a better perspective on the site as it is difficult to envision the end result on one dimensional drawings.

Meeting Adjourned

Respectfully

Sandra L. Falloon